

NORTHWEST ROOMS UPPER BREEZEWAY DESIGN IMPROVEMENTS



Revised Certificate of Approval Application

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Table of Contents

Section 1	
1	Cover Sheet
2	Project Information
3	Comparative Tabulation of Scope of Work
Section 2	
4	Existing Site Plan
5	Existing Conditions
7	Floor Plans - Demo & Proposed
8	Reflected Ceiling Plans - Demo & Proposed
9	North Elevations - Demo & Proposed
10	South Elevations - Demo & Proposed
11	N-S Building Section - Demo & Proposed
12	N-S Building Section - Demo & Proposed
13	Partial Enlarged Elevation - Proposed
14	Partial Enlarged Building Section - Proposed
15	Exterior Details - Proposed
Section 3	
18	NW View - Existing
19	NW View - Proposed
20	SE View - Existing
21	SE View - Proposed
22	Materials and Finishes
Section 4	
24	Lighting - Location of Fixtures
25	Lighting - Fixtures

SECTION 1 | PROJECT INFORMATION

DESCRIPTION

The Northwest Rooms Breezeway is one of two entrances to the Seattle Center campus from the corner of West Republican Street and Warren Ave. N.

The current breezeway configuration was created in the early 1990s by demolishing a portion of the adjacent structure, the Nisqually Room and enlarging a small, existing breezeway. As a part of the same project, swooping canopies, neon lights, skylights, new paving, aluminum wall cladding, and ticket and concession spaces were constructed. Over the years, the breezeway space has deteriorated and the 1990s improvements have become worn and dated.

In 2016 the Board has approved a Certificate of Approval application for then Proposed Scope of Work. The current 2020 application is seeking Revised Certificate of Approval for Revised Scope of Work. Comparative Tabulation of Scope of Work compares 2016 approved with 2020 revised scope of work including a separate column for identified differences between them. See page three for comparative tabulation of scope of work.

GOALS

- De-clutter and simplify breezeway**
 - Remove recent alterations and additions in favor of Thiry’s original mid-century modernist design.

- Create legible pathways with a strong sense of direction**
 - Invite pedestrians into the heart of Seattle Center through visual access to key attractions.

- Celebrate arrival to Seattle Center**
 - Provide an enlivened, welcoming entry to the campus with an inviting atmosphere that will serve as a vibrant backdrop for artistic expression during events and festivals.

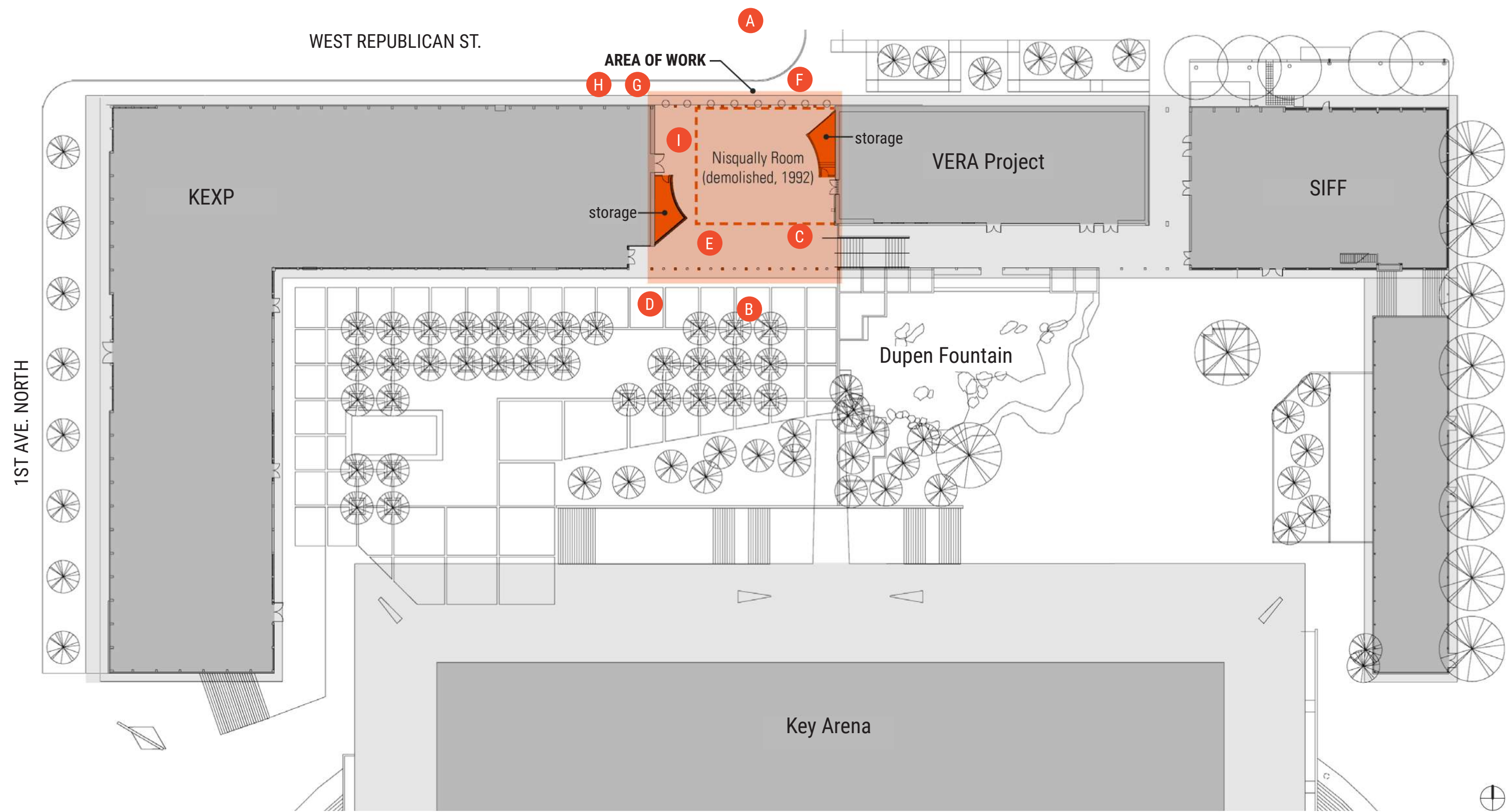
- Reach out to the neighborhood**
 - Increase the visual and spatial permeability of Seattle Center’s edge at Republican St and Warren Ave N by creating a welcoming and active edge with greater visual hierarchy.

- Integrate sustainable features**
 - Provide opportunities for landscaping. Use practical, robust materials that will be easy to maintain for the life of the project. Utilize energy efficient lighting.

COMPARATIVE TABULATION OF SCOPE OF WORK | SECTION 1

Original Scope of Work As Proposed and Approved in 2016	Revised Scope of Work Current 2020 C of A Application	Change in Scope of Work between 2016 to 2020
Demolish most of the non-historic elements added in the 1990s breezeway renovation.	Demolish most of the non-historic elements added in the 1990s breezeway renovation.	No change
Restore and highlight the character defining elements from the original 1962 structure, such as the steel trusses, concrete columns, ribbed roof deck, and square lights.	Restore and highlight the character defining elements from the original 1962 structure, such as the steel trusses, concrete columns, ribbed roof deck, and square lights.	No change
Reconfigure the existing ramps and stairs that accommodate the grade change within the breezeway.	Reconfigure the existing ramps and stairs that accommodate the grade change within the breezeway.	Same idea different layout: No planter, 2 sets of stairs, 1 wider accessible ramp – ramp doubles as occasional truck access
Replace the existing galvanized handrails with high quality, stainless steel handrails.	Replace the existing galvanized handrails with high quality, anodized aluminum handrails.	To match anodized aluminum handrails proposed throughout Climate Pledge Arena
Remove existing spherical concrete bollards and replace with stainless steel bollards.	Remove existing spherical concrete bollards and replace with stainless steel bollards.	No change
Replace existing bird netting with less visually obtrusive bird control devices.	Replace existing bird netting with less visually obtrusive bird control devices.	No change
Grind the surface of existing and new concrete paving to provide a higher quality surface finish.	All concrete surfaces to be replaced with new cast-in-place concrete to provide a higher quality surface finish.	New smooth, broom and medium sandblast finishes new concrete surfaces – to match concrete finishes at adjacent courtyard.
Replace existing aluminum composite wall panels with durable metal panels.	Replace existing aluminum composite wall panels with durable metal panels.	No change
Brightly illuminate the area beneath the breezeway roof.	Brightly illuminate the area beneath the breezeway roof.	Same concept but no spotlights
New room on the west side to house existing mechanical & electrical equipment, plus access to roof.	Add access ladder and roof access hatch. Add metal cabinet for electrical panels.	New room omitted. New access ladder, roof hatch and new electrical cabinet enclosure. All exposed, metal, secured & integrated
Replace 3 existing skylights with 3 new skylights in different configuration.	No new or replacement skylight work.	Existing skylights (total of 3) to remain.
New landscaped planter	No planter.	No planter proposed.

SECTION 2 | EXISTING SITE MAP

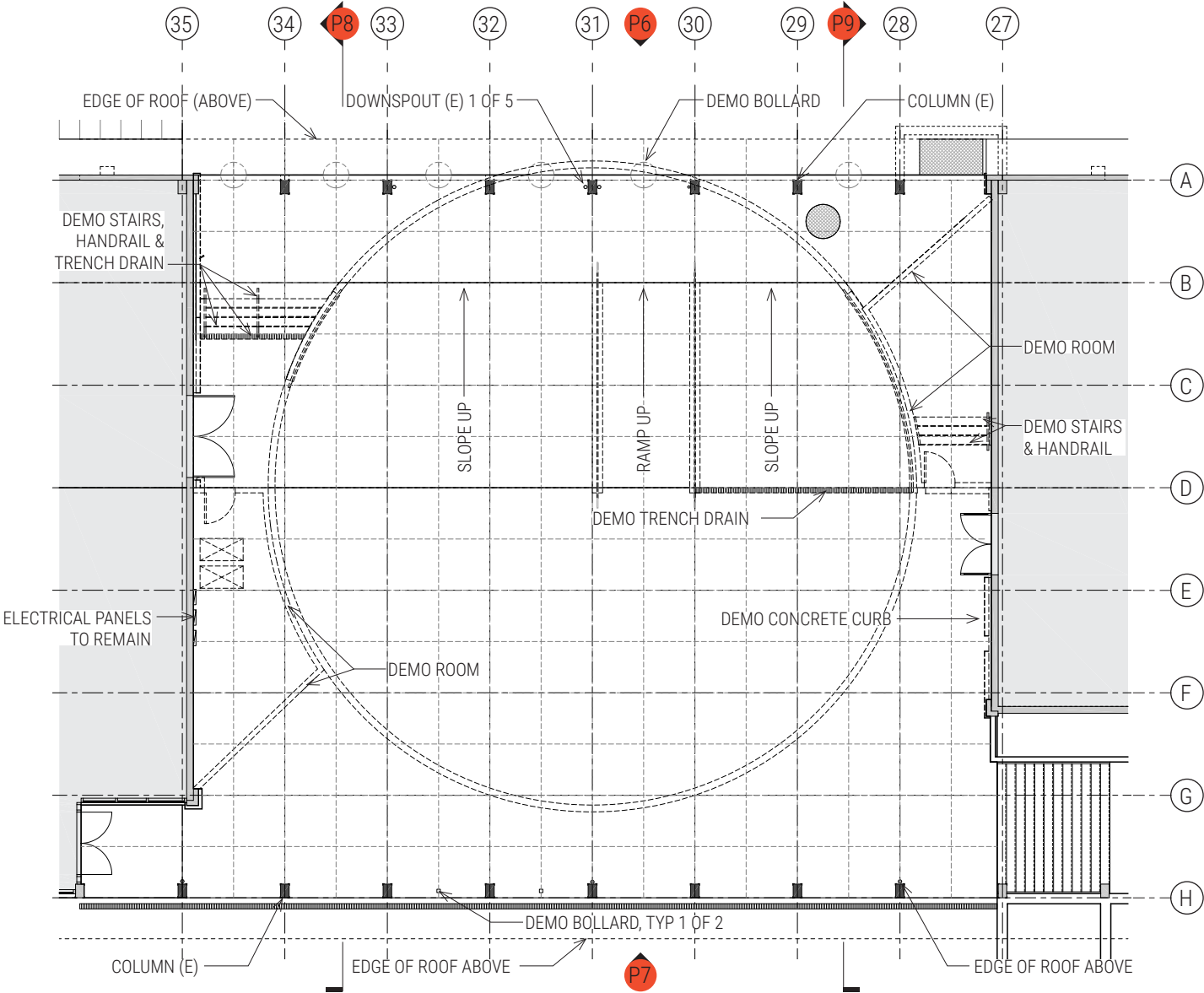




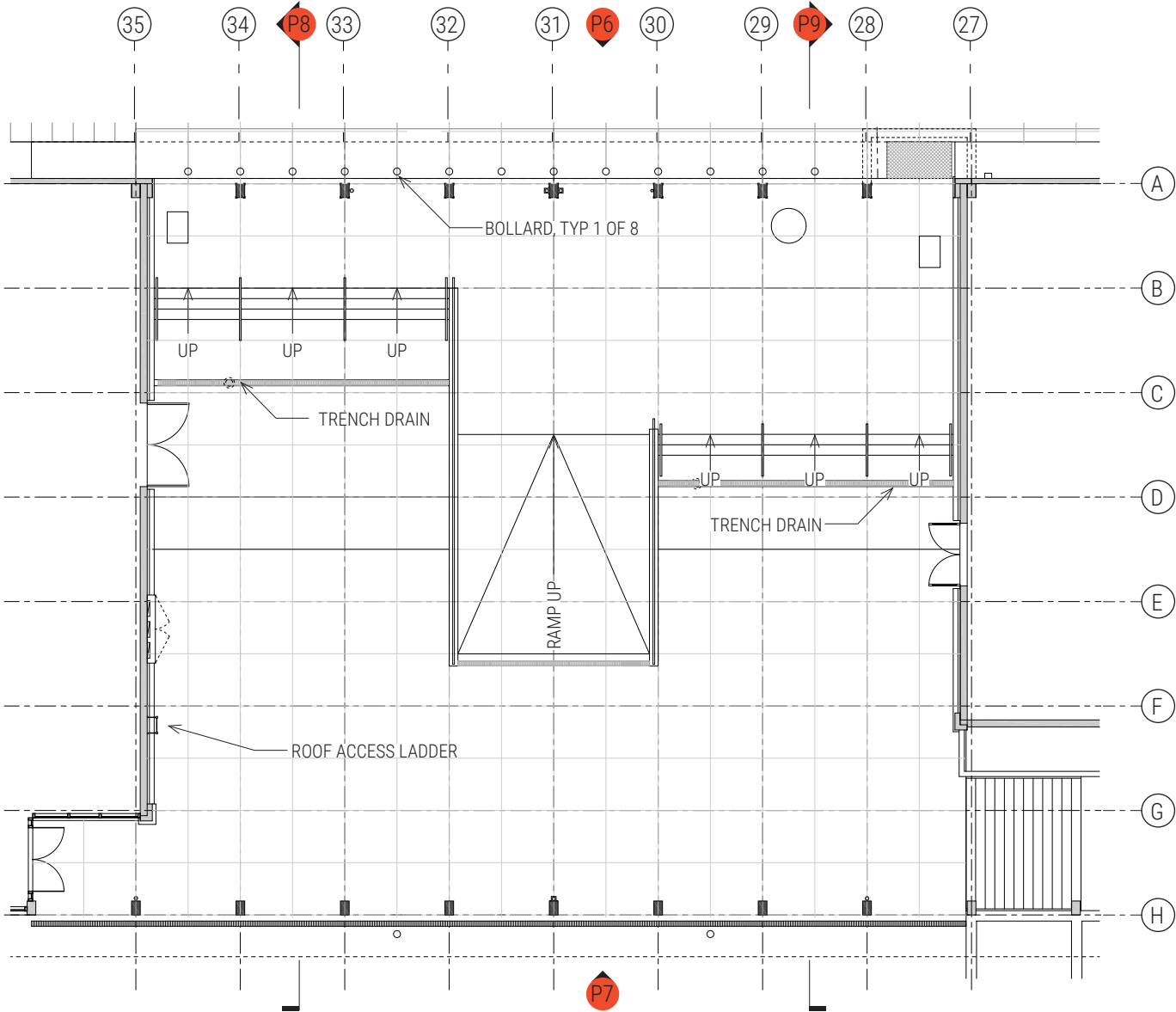
SECTION 2 | EXISTING CONDITIONS



FLOOR PLANS - DEMO AND PROPOSED | SECTION 2



1 FLOOR PLAN - DEMO
NOT TO SCALE

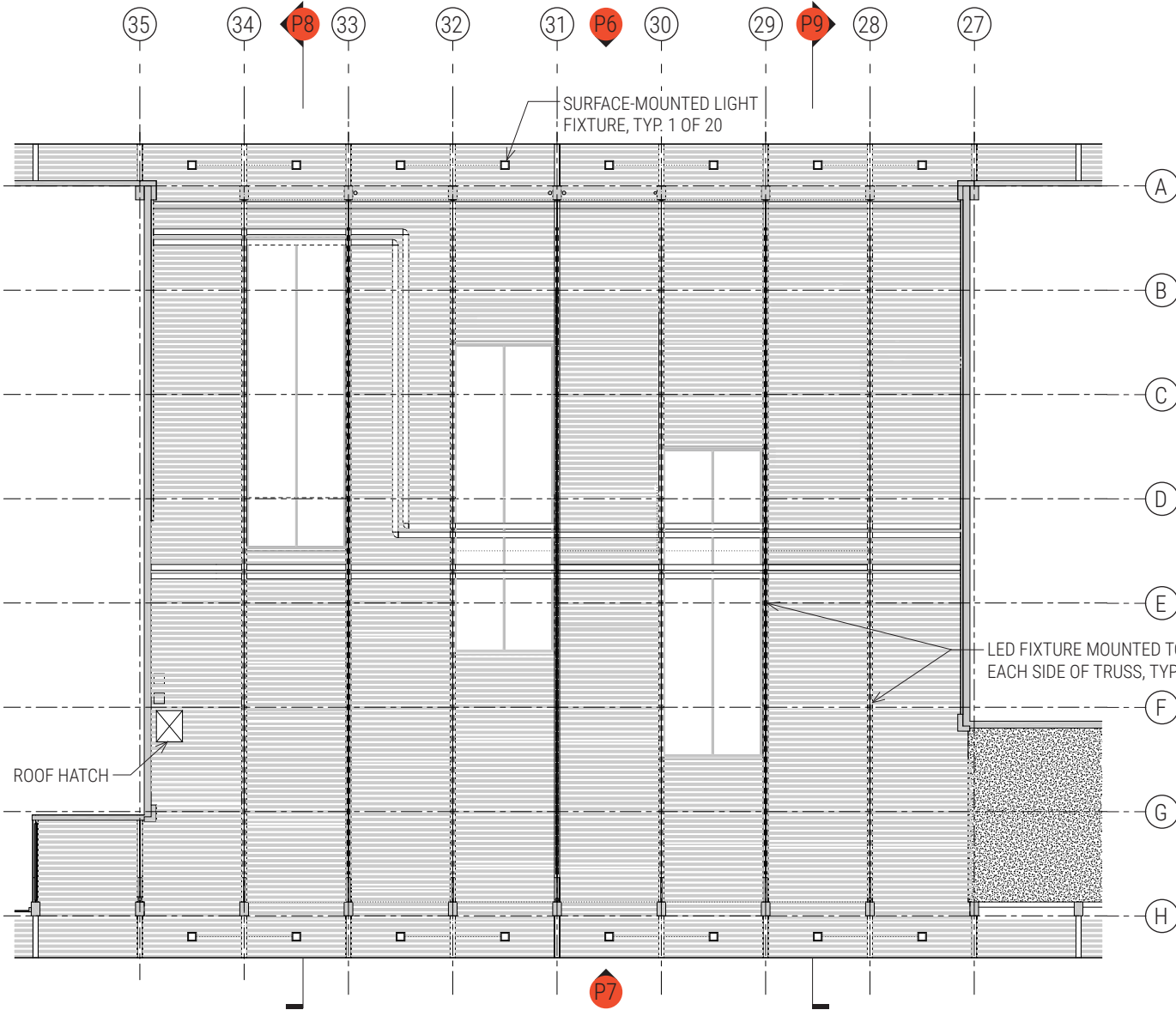


2 FLOOR PLAN
NOT TO SCALE

SECTION 2 | REFLECTED CEILING PLANS - DEMO AND PROPOSED

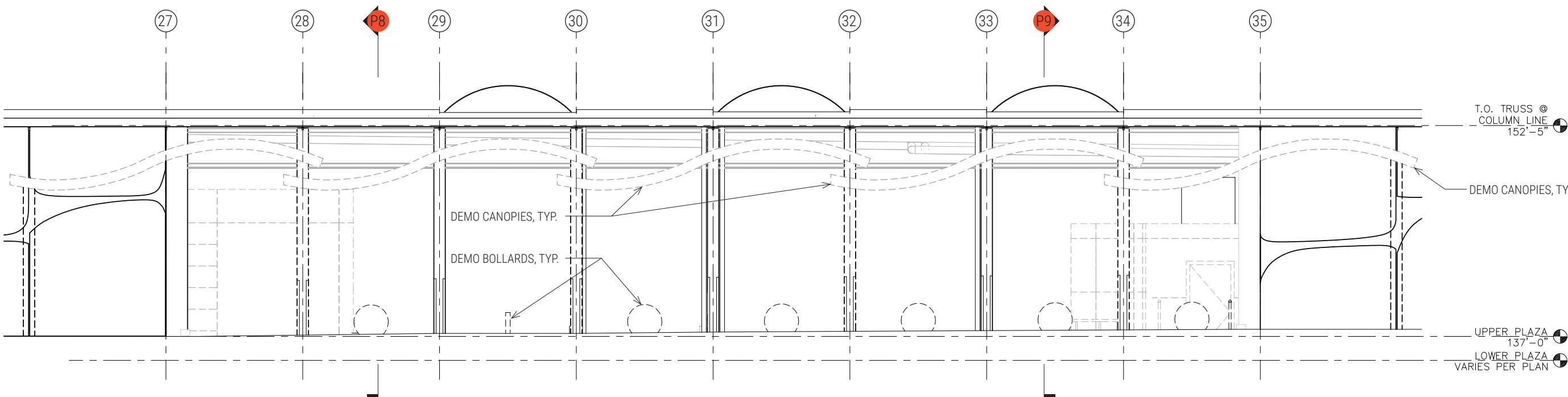


1 REFLECTED CEILING PLAN - DEMO
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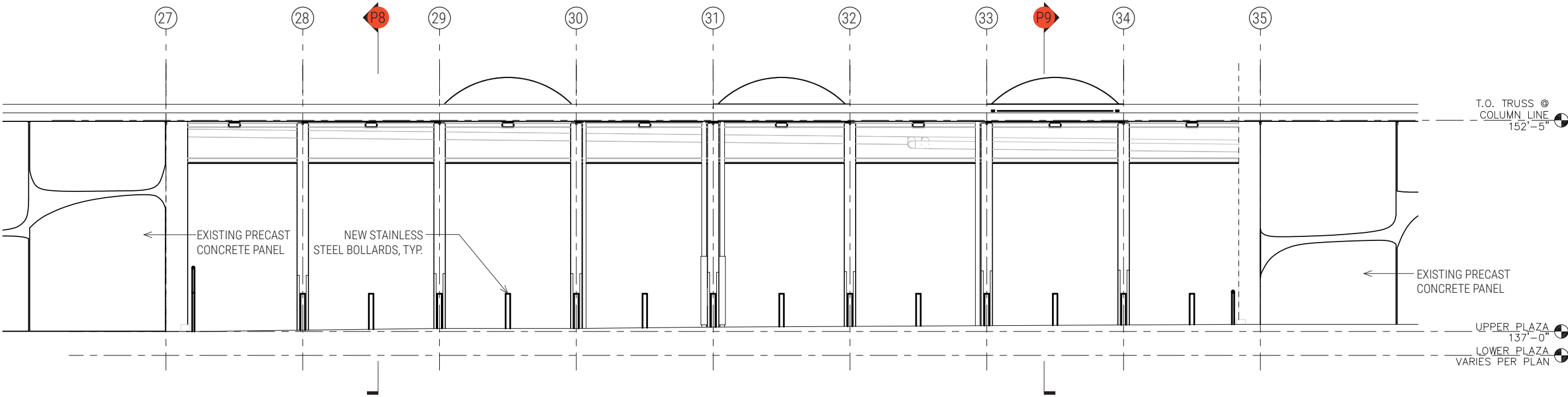


2 REFLECTED CEILING PLAN
NOT TO SCALE

NORTH ELEVATION | SECTION 2

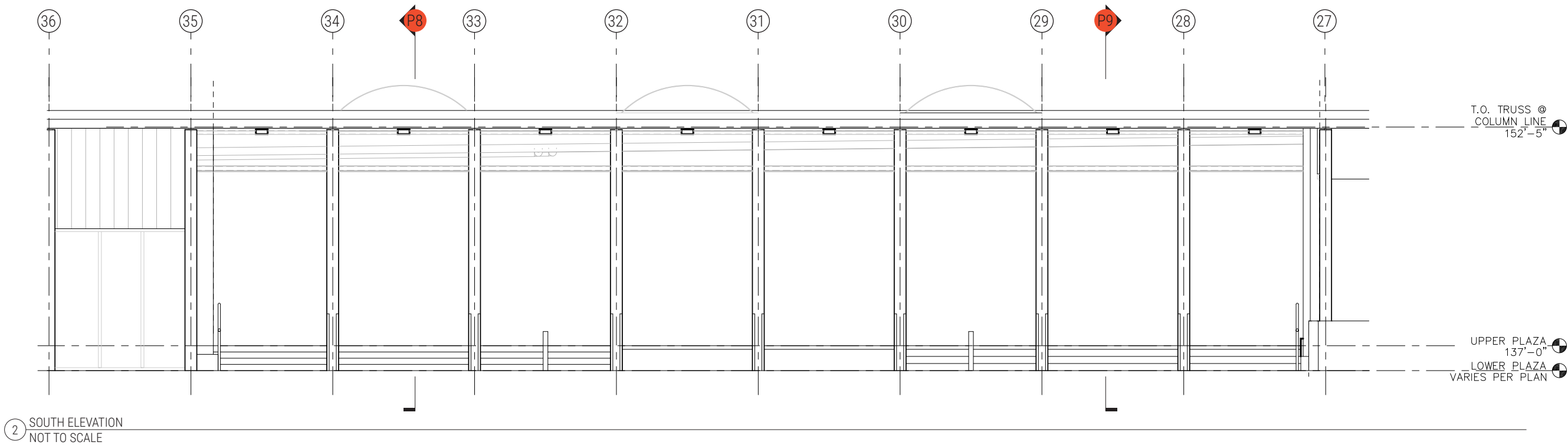
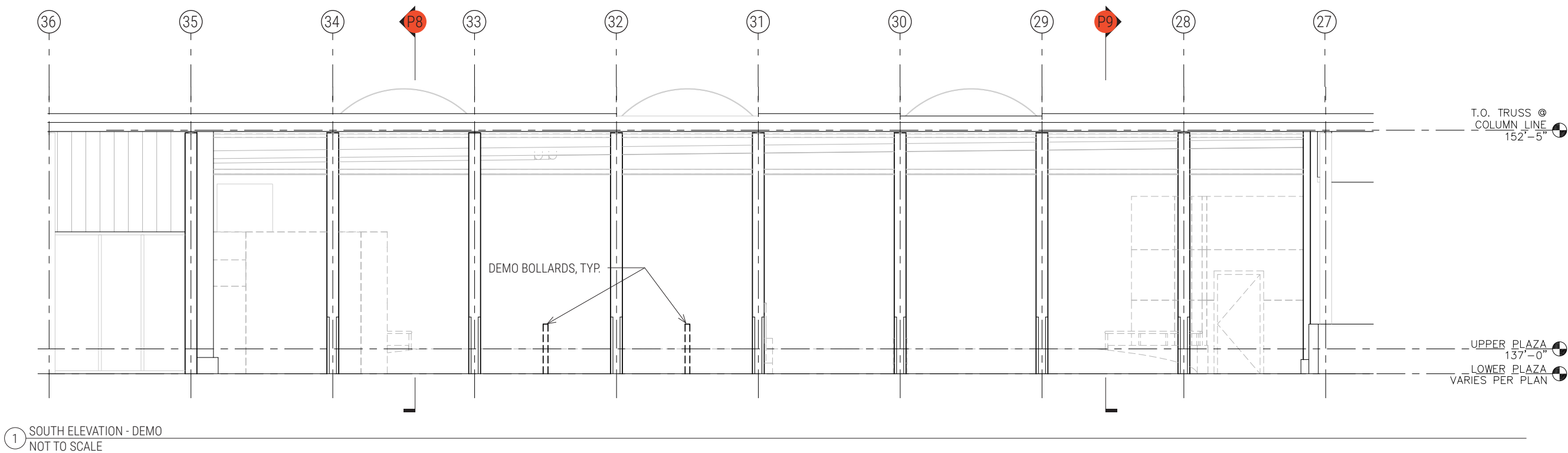


1 NORTH ELEVATION - DEMO
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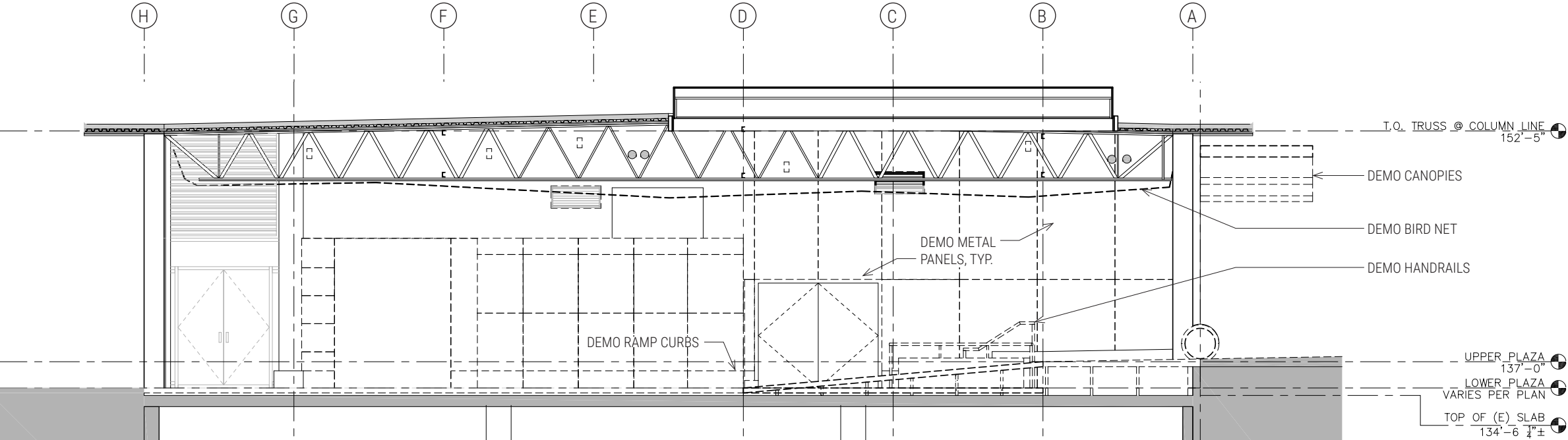


2 NORTH ELEVATION
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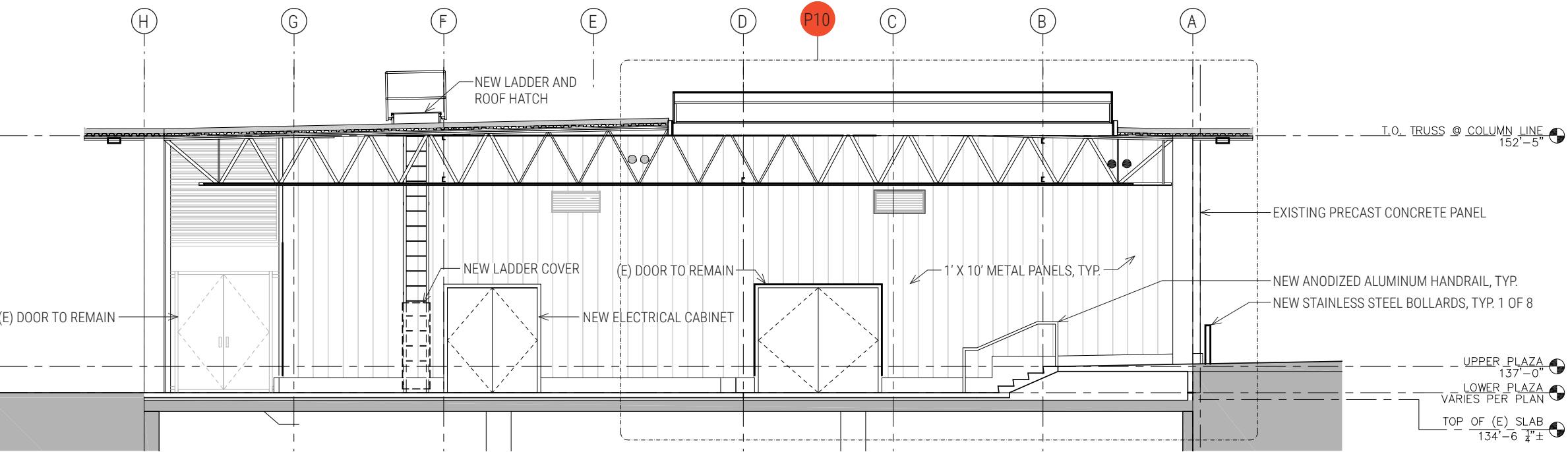
SECTION 2 | SOUTH ELEVATION



N-S SECTION LOOKING WEST | SECTION 2

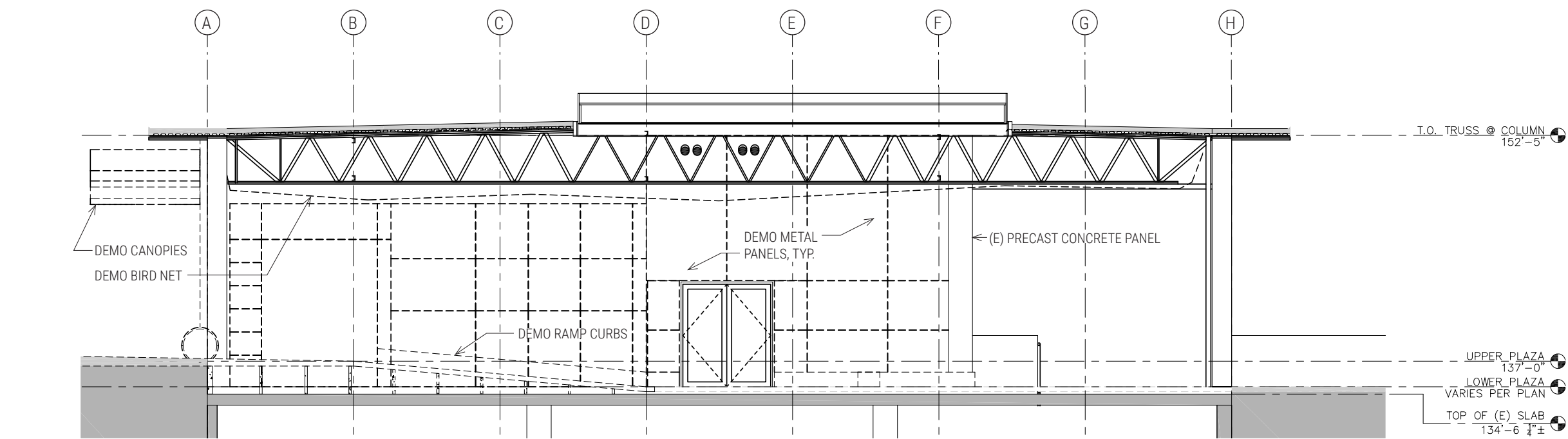


1 NORTH-SOUTH SECTION LOOKING WEST - DEMO
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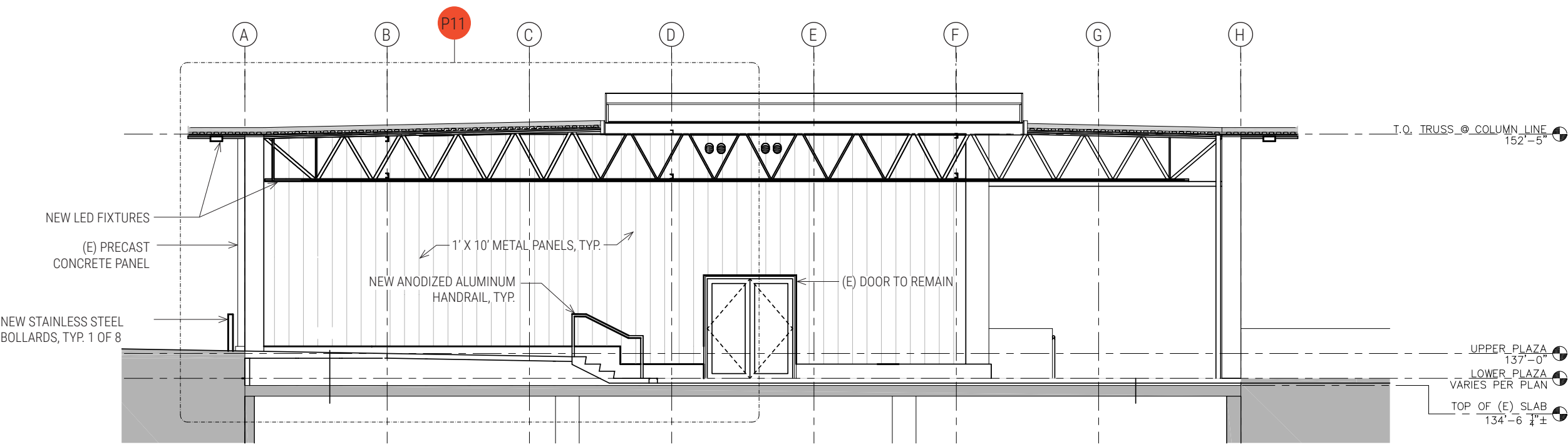


2 NORTH-SOUTH SECTION LOOKING WEST
NOT TO SCALE

SECTION 2 | N-S SECTION LOOKING EAST

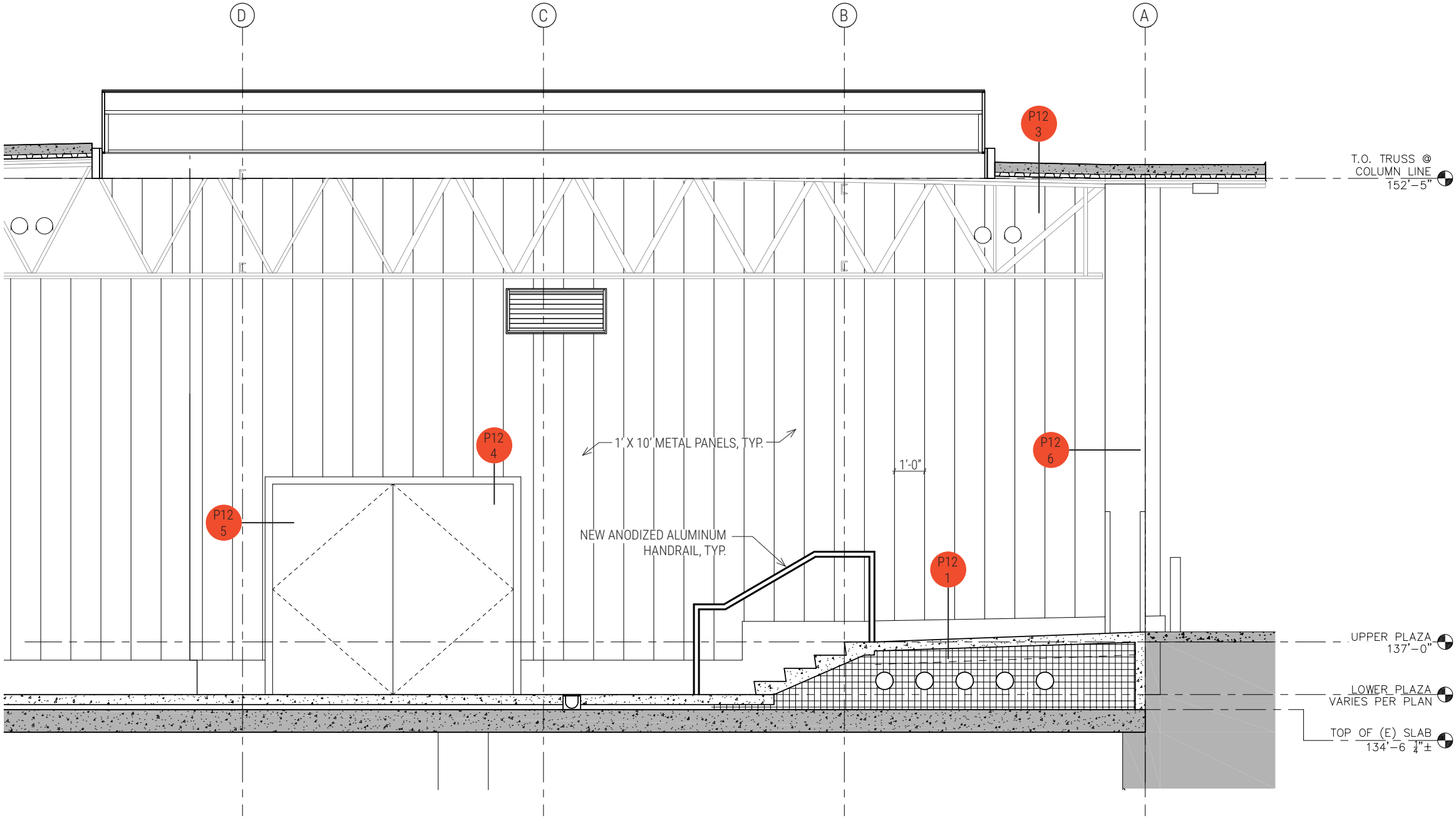


1 NORTH-SOUTH SECTION LOOKING EAST - DEMO
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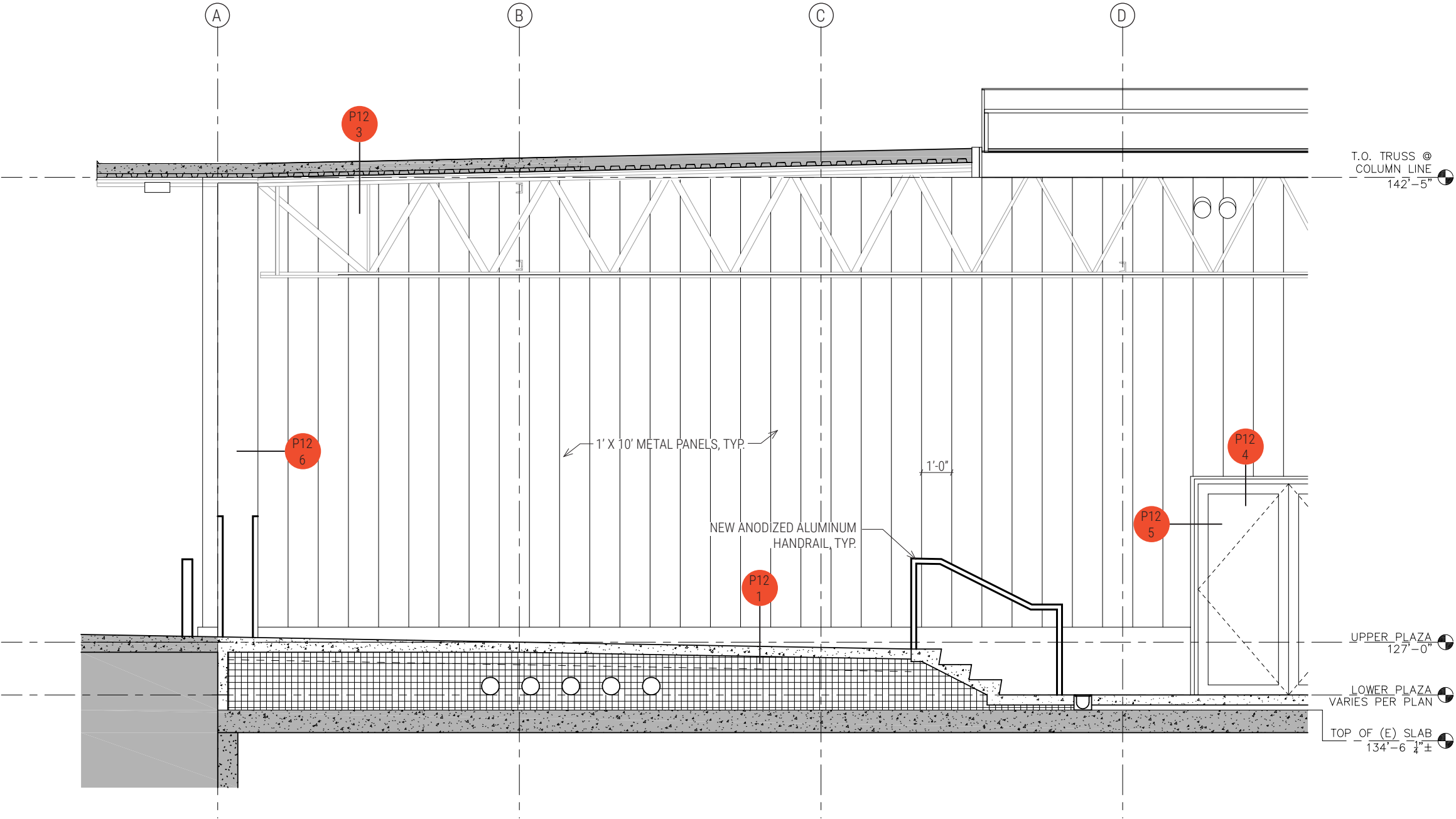
2 NORTH-SOUTH SECTION LOOKING EAST
NOT TO SCALE

ENLARGED SECTION | SECTION 2

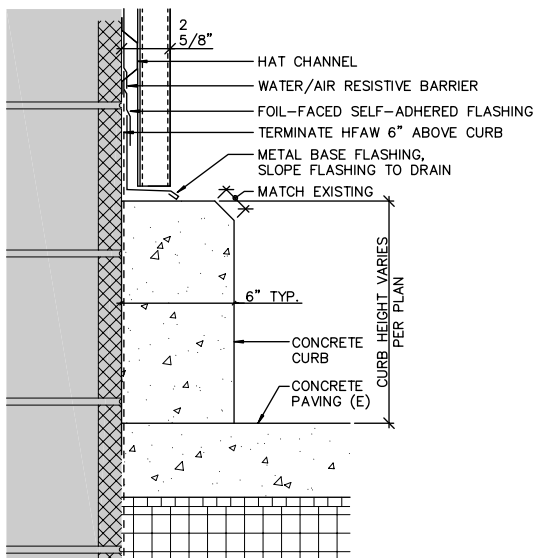


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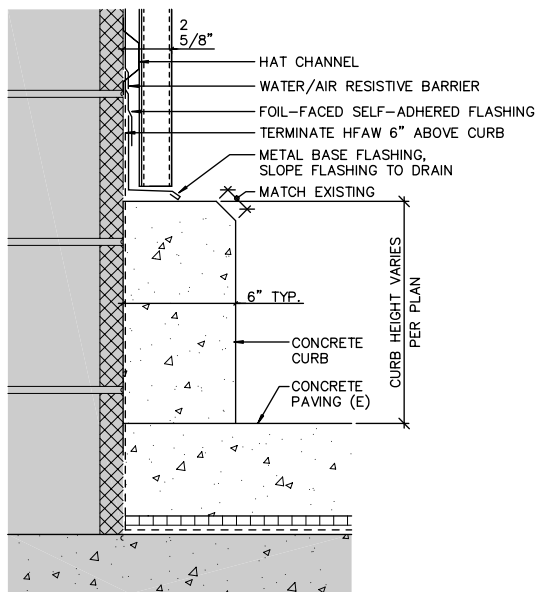
SECTION 2 | ENLARGED SECTION



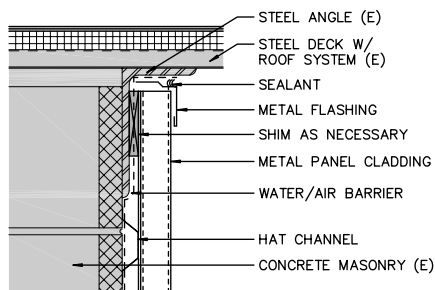
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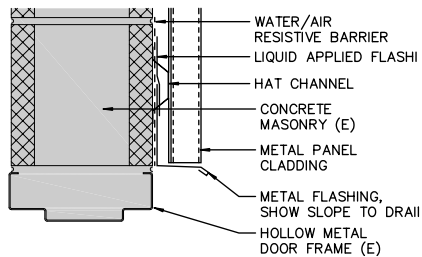
1 CLADDING WALL SILL DETAIL - NORTH
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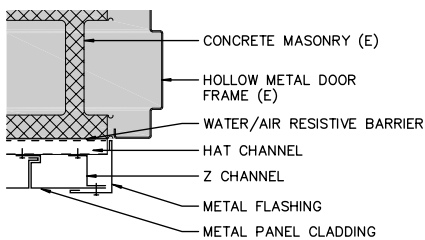
2 CLADDING WALL SILL DETAIL - SOUTH
NOT TO SCALE



3 CLADDING WALL HEAD DETAIL
NOT TO SCALE

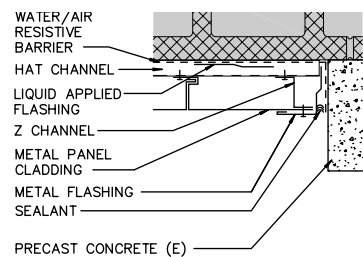


4 CLADDING DOOR HEAD DETAIL
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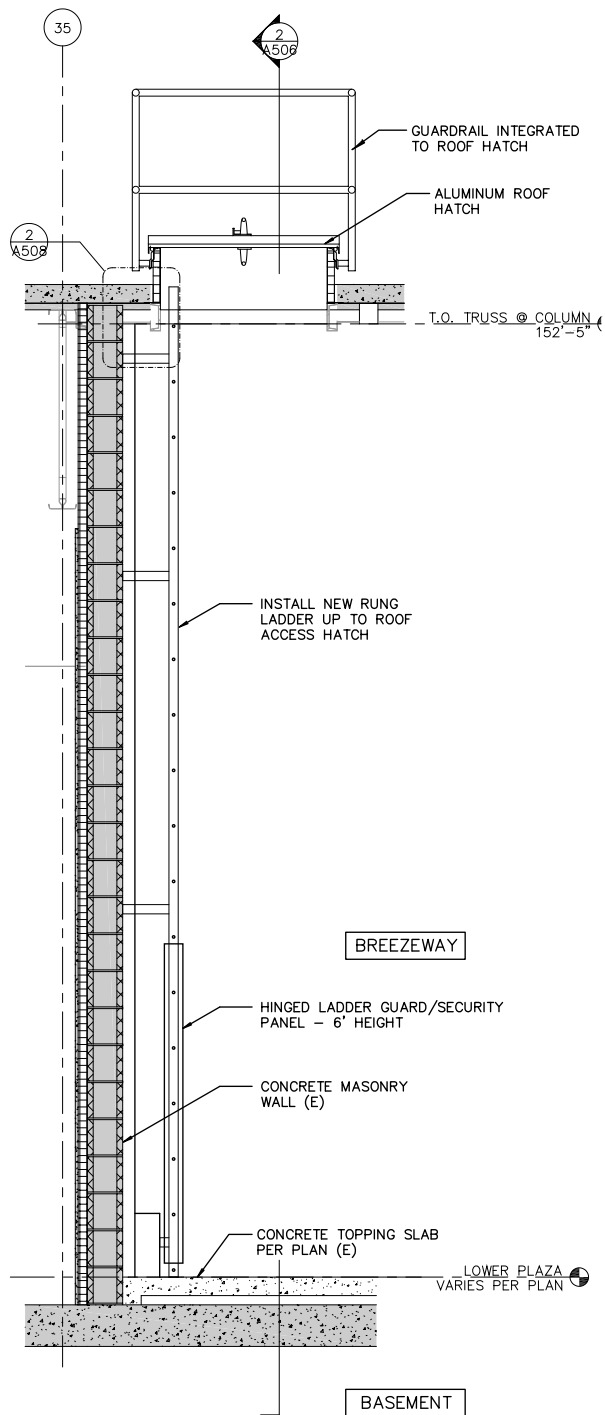


5 CLADDING DOOR JAMB
NOT TO SCALE

6 CLADDING DOOR JAMB
NOT TO SCALE

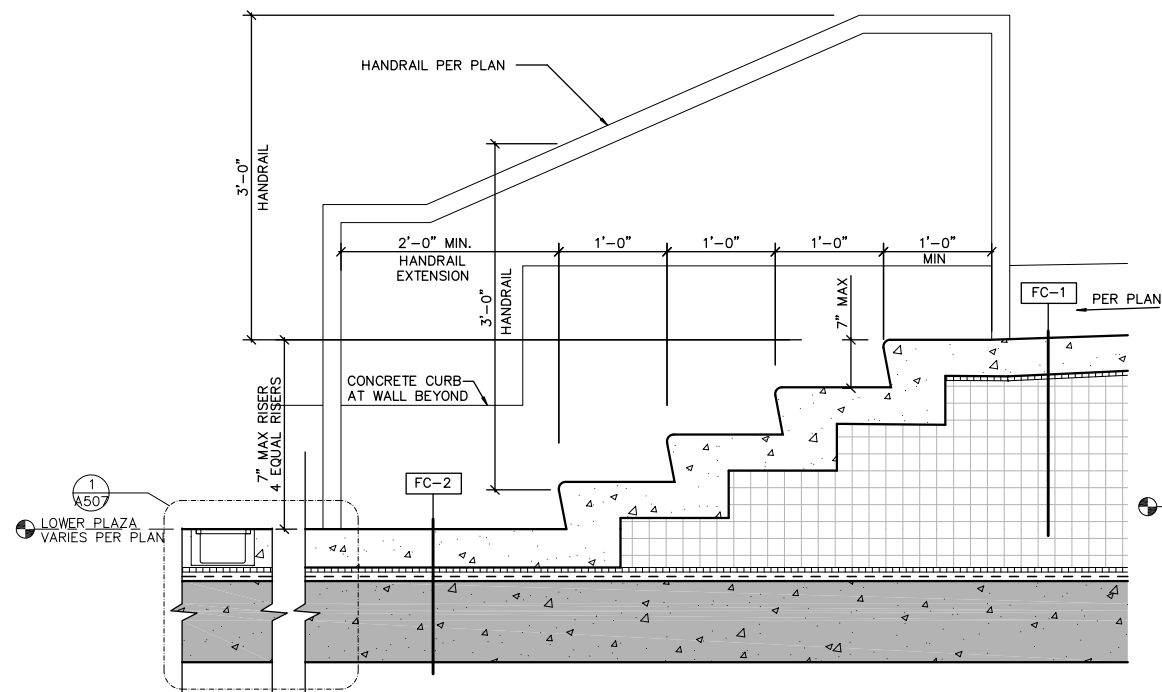


6 CLADDING EDGE
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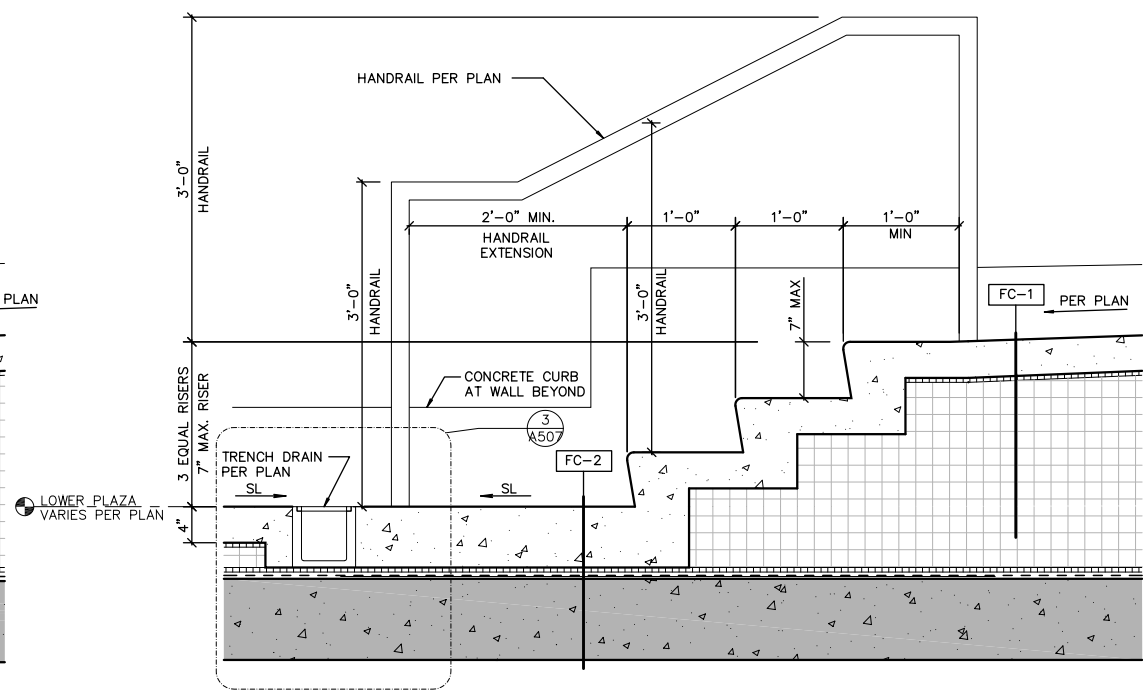


7 N-S SECTION THROUGH ROOF HATCH
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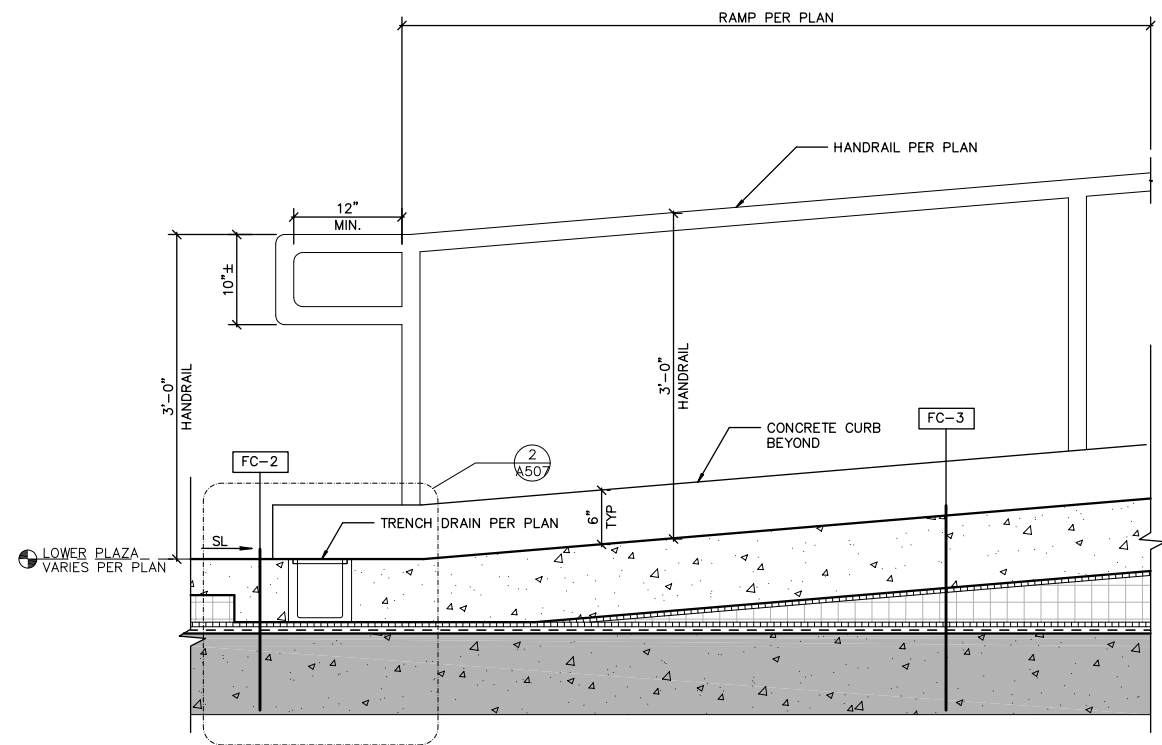
SECTION 2 | DETAILS



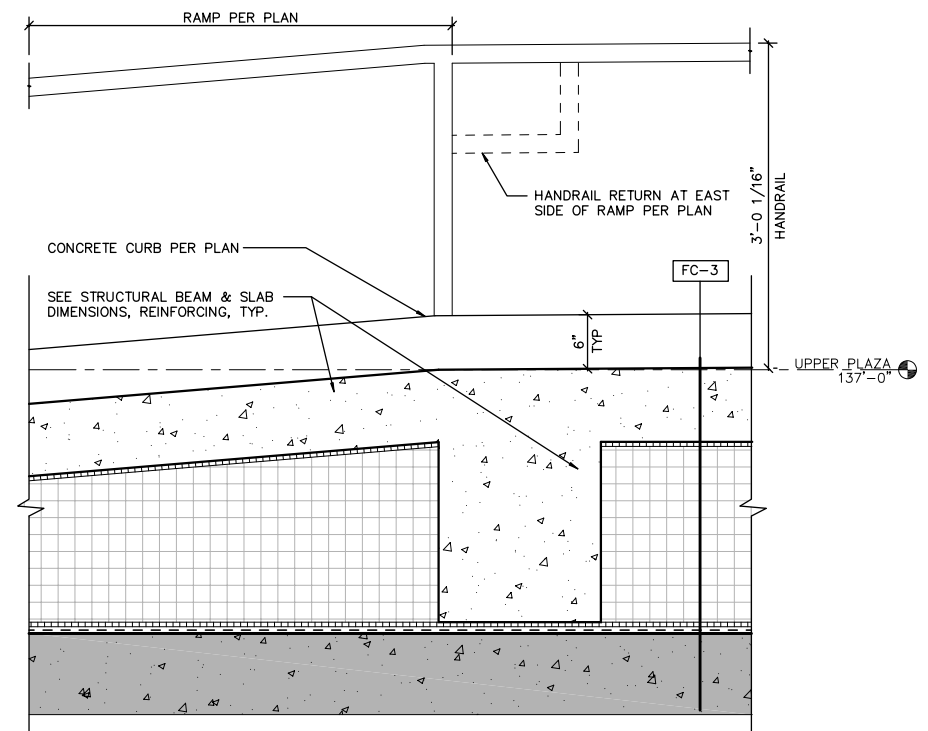
1 STAIR & HANDRAIL DETAIL - WEST
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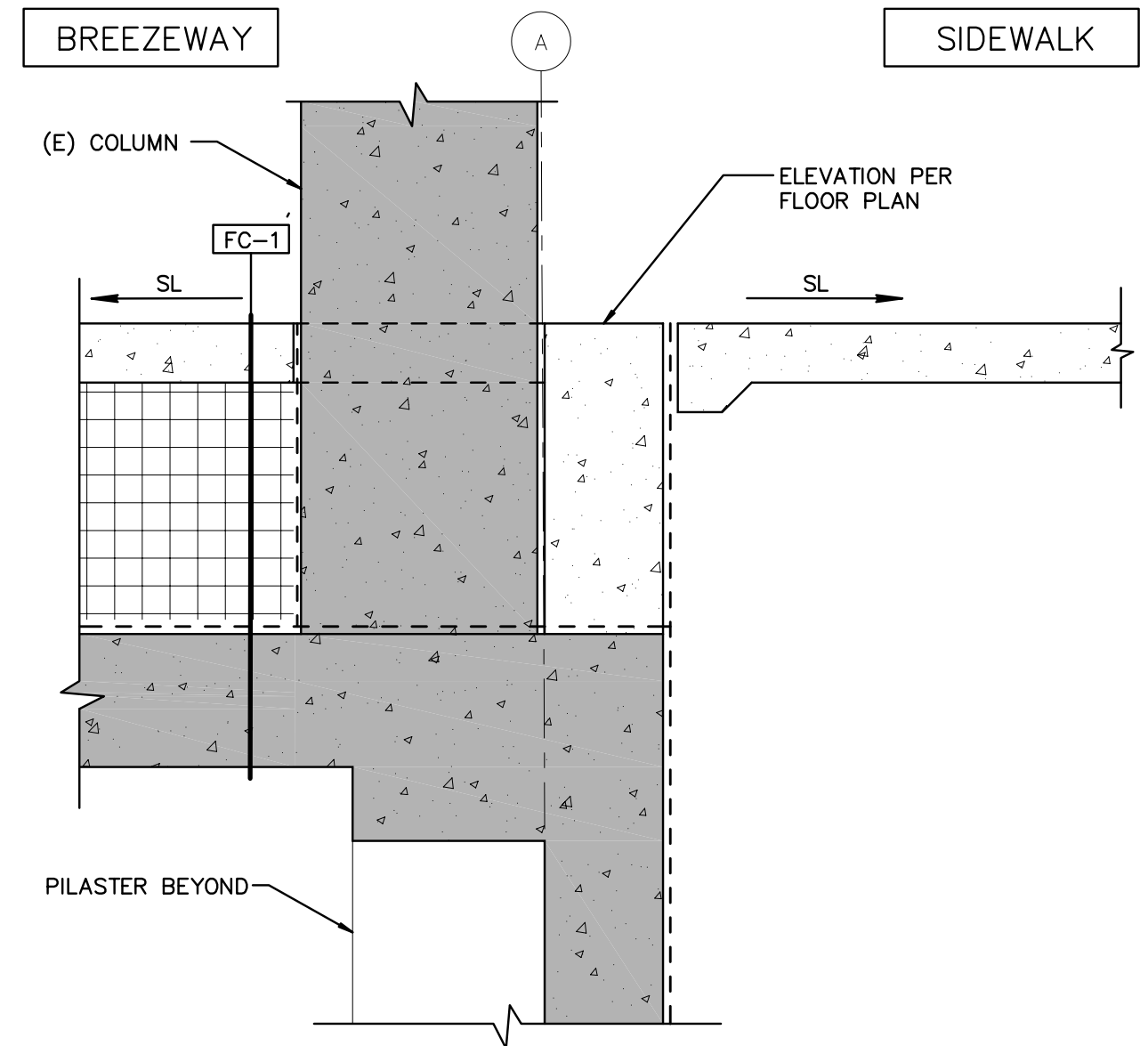
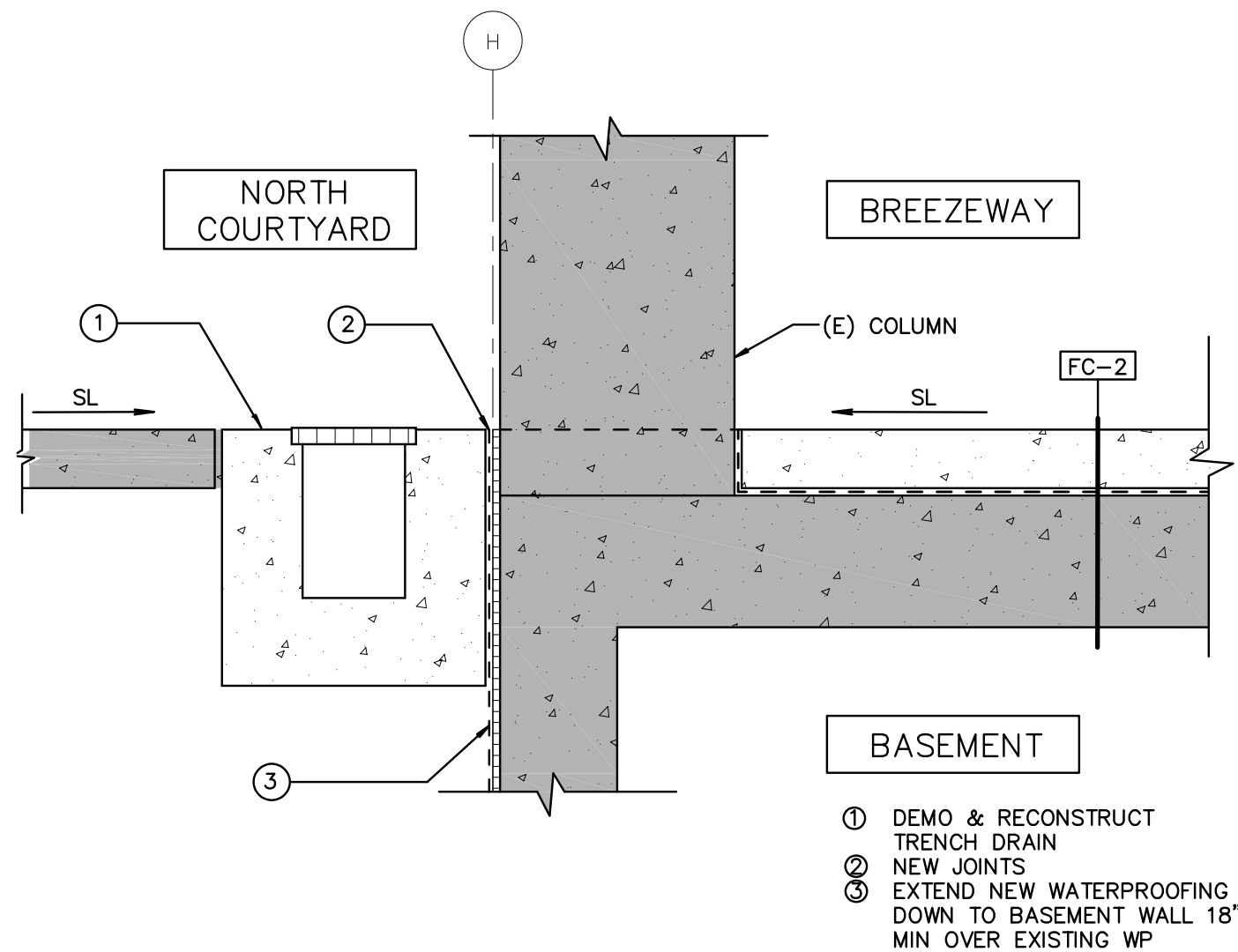


2 STAIR & HANDRAIL DETAIL - EAST
NOT TO SCALE



3 RAMP DETAIL
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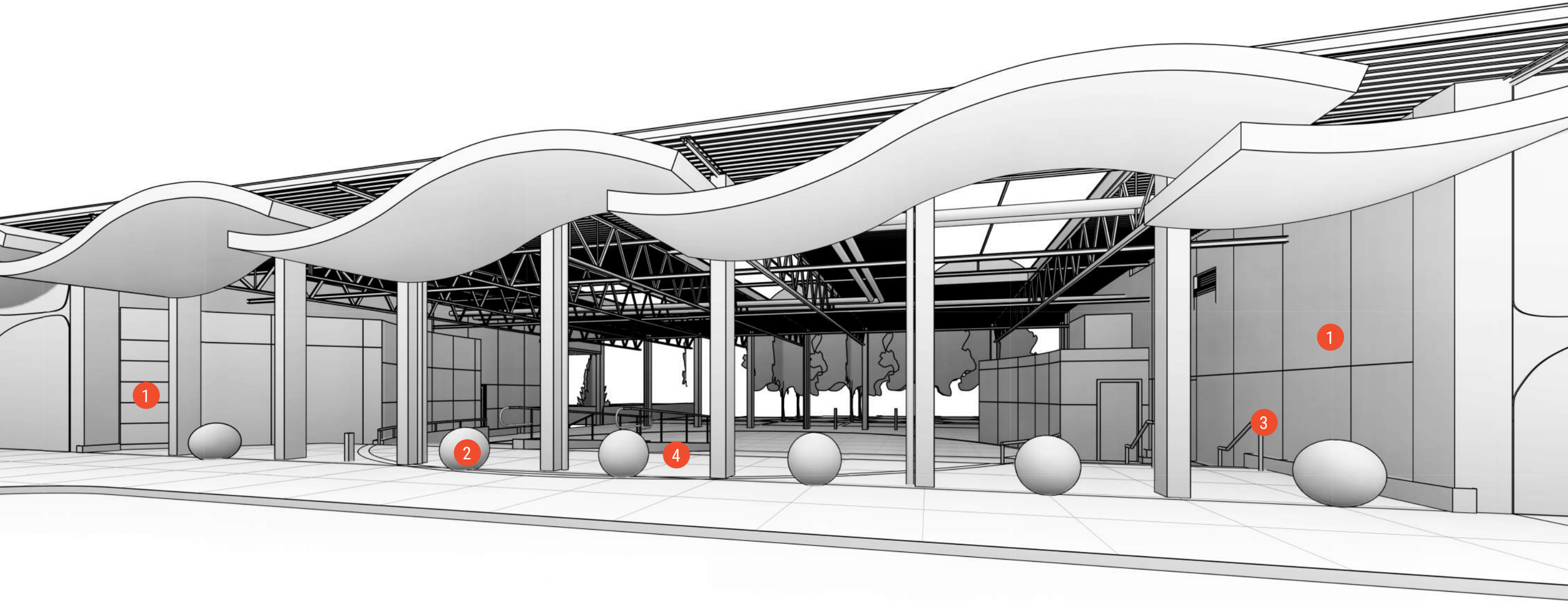




① BREEZEWAY FLOOR TERMINATION - SOUTH
NOT TO SCALE

② BREEZEWAY FLOOR TERMINATION - NORTH
NOT TO SCALE

SECTION 3 | NORTHWEST VIEW - EXISTING

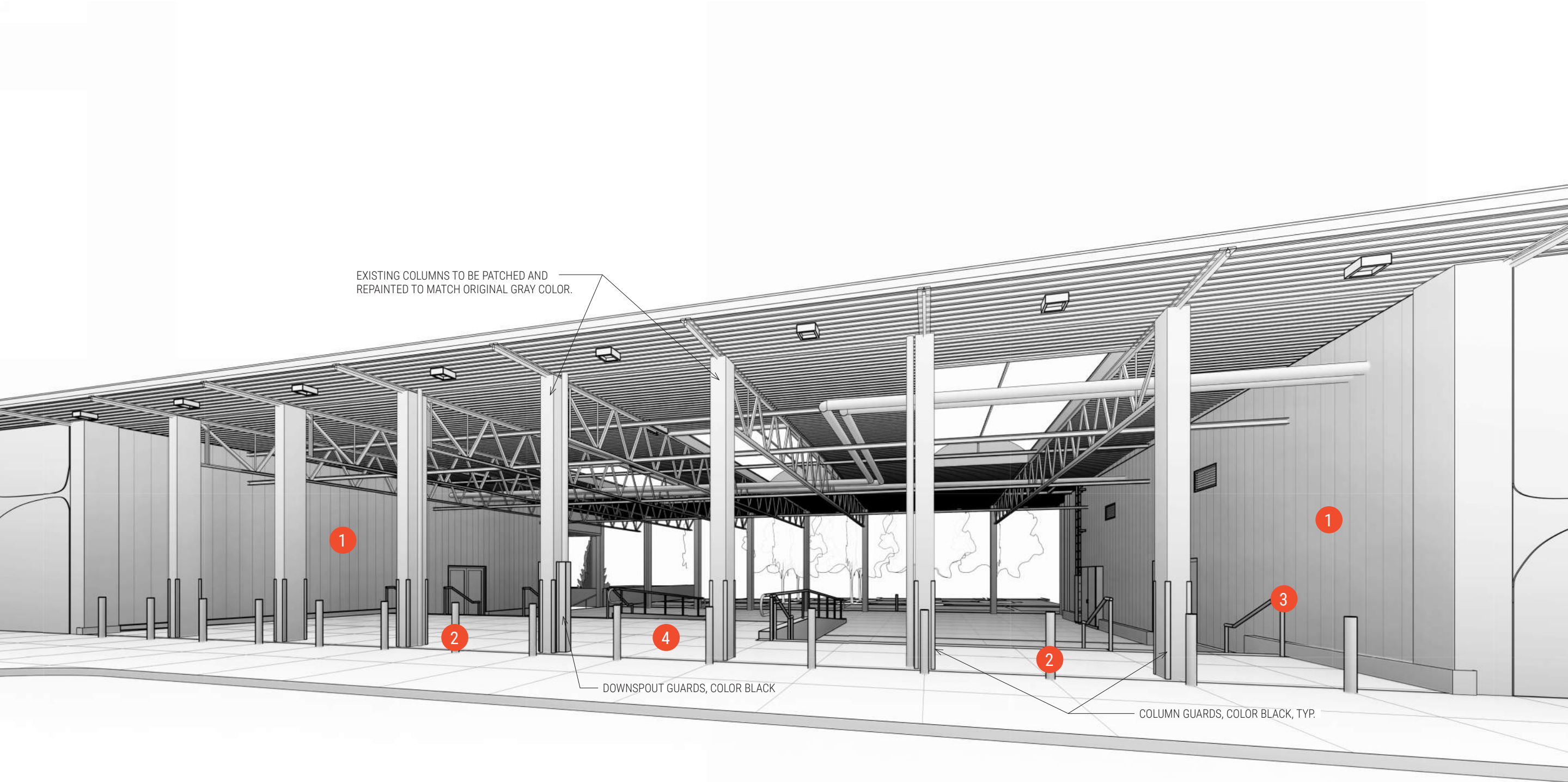


1 Trespa Panel

2 Spherical Concrete Bollards

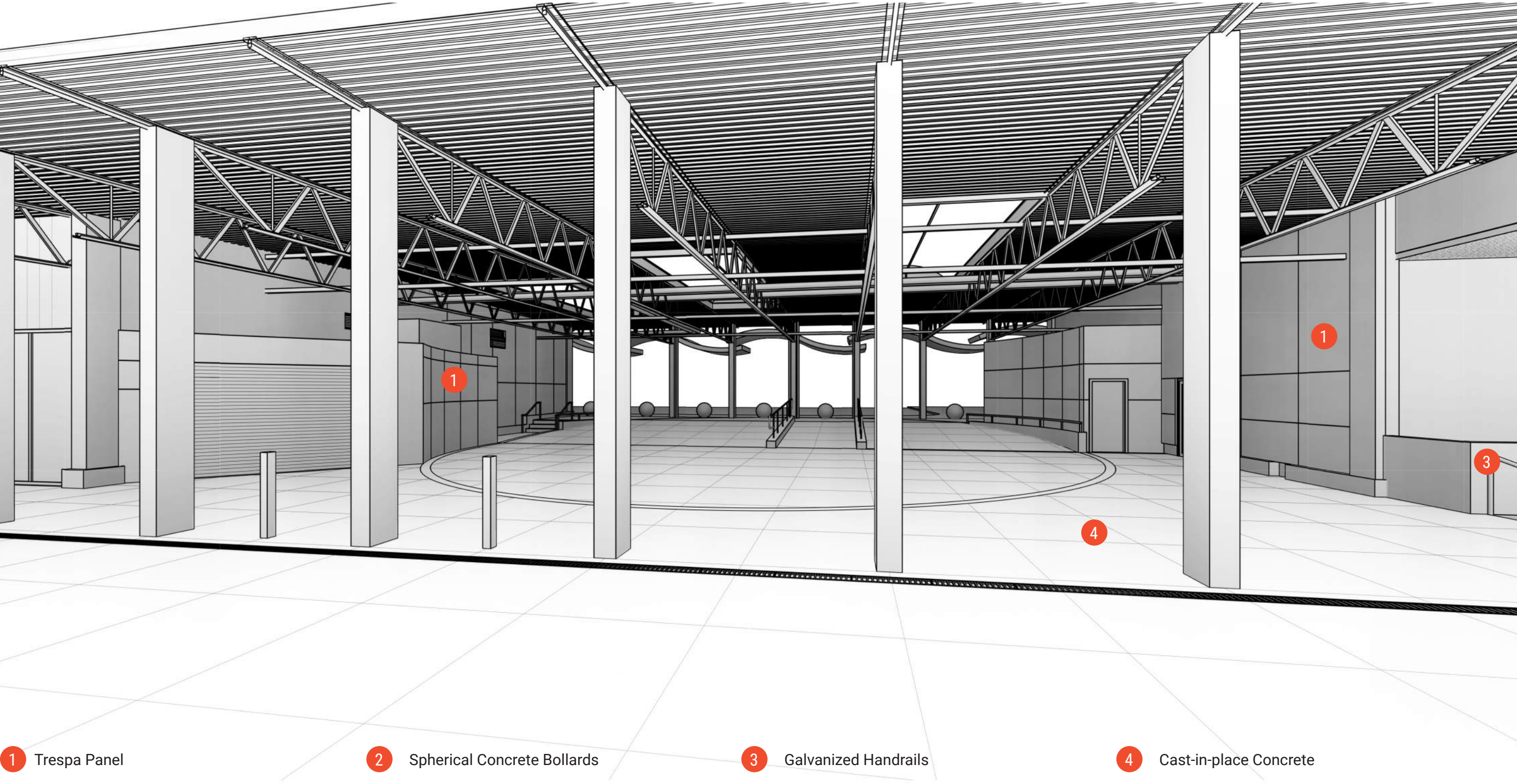
3 Galvanized Handrails

4 Cast-in-place Concrete



- 1 Nu-Ray Metal Panel Cladding
- 2 Stainless Steel Bollards - Site Security
- 3 Anodized Aluminum Handrails
- 4 Cast-in-place Concrete

SECTION 3 | SOUTHEAST VIEW - EXISTING

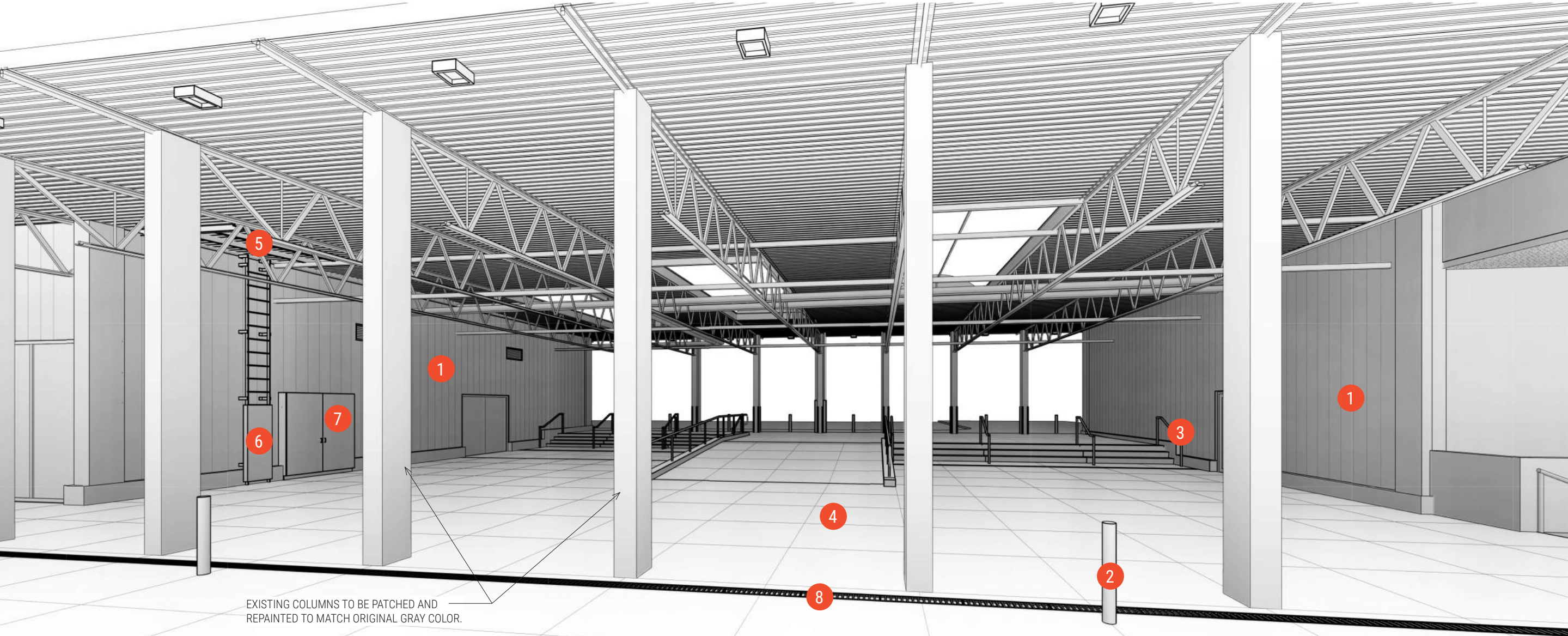


1 Trespa Panel

2 Spherical Concrete Bollards

3 Galvanized Handrails

4 Cast-in-place Concrete



1 Nu-Ray Metal Panel Cladding

2 Stainless Steel Bollards - Site Security

3 Anodized Aluminum Handrails

4 Cast-in-place Concrete

5 Roof Hatch

6 Ladder Cover

7 Electrical Cabinet Enclosure

8 Trench Drain Grates

SECTION 3 | MATERIALS AND FINISHES



1 Metal Panel Cladding

Manufacturer/Product: Nu-Ray, NRM-8000
Description: Flush mount panel, concealed fastener
Application: Vertical - 12" wide panel, DW-1, 1 3/4" depth
Surface: Smooth
Finish: Standard Kyanr 500 ULTRA-Cool
Thickness: 18 gauge
Color: Regal White
Note: Similar to metal panels used at KEXP



2 Bollards - Site Security

Manufacturer/Product: Gibraltar (Basis of Design)
Types: Fixed Shallow Mount & Automated Deployable
Material: Heavy steel, concrete fill
Diameter: 8 inches
Finish: A316 Stainless Steel
Products: G-1150 (Shallow fixed) & G1161D (Operable)
Cap: Flat plate
Function: Barrier to provide anti-ram protection



3 Railings

Function: Handrail
Material: Aluminum
Finish: Anodized
Size: 1 1/2" diameter tube
Note: Mitered and welded corners, eased edges, grinded welds



4 Cast-in-place Concrete with Sawcut Joints

Material: Cast-in-place (CIP) Concrete
Breezeway walkway - Typical Topping Slab
Finishes - see below
Walkways/paving: Broom finish - Type 1
South Trench Drain: Medium Sandblast finish - Type 2
Curbs: Smooth finish - Type 3, Paint Grey (to match existing)
Stair risers: Smooth finish - Type 3
Stair threads: Light Sandblast finish - Type 4
Stair nosing: Stainless Steel
Ramp: Medium Sandblast finish - Type 3



Manufacturer: Bilco
Product: Type E, Size 3'-0" x 3'-0" (basis of design)
Cover: Flat, flush, uninsulated metal cover
Material: Aluminum Cover / Aluminum Frame
Finish: Mill finished aluminum, 11 gauge
Note: Matching Bilco Guard Hatch Rail system



Function: Security Cover
Manufacturer: Carbis Brand: Alco-lite (basis of design)
Product: 72 inches high, 25 inches wide, hinged
Material: Steel sheet, 12 gauge or 1/8 inch Aluminum sheet
Note: Match materials & finish with Electrical Cabinet Enclosure



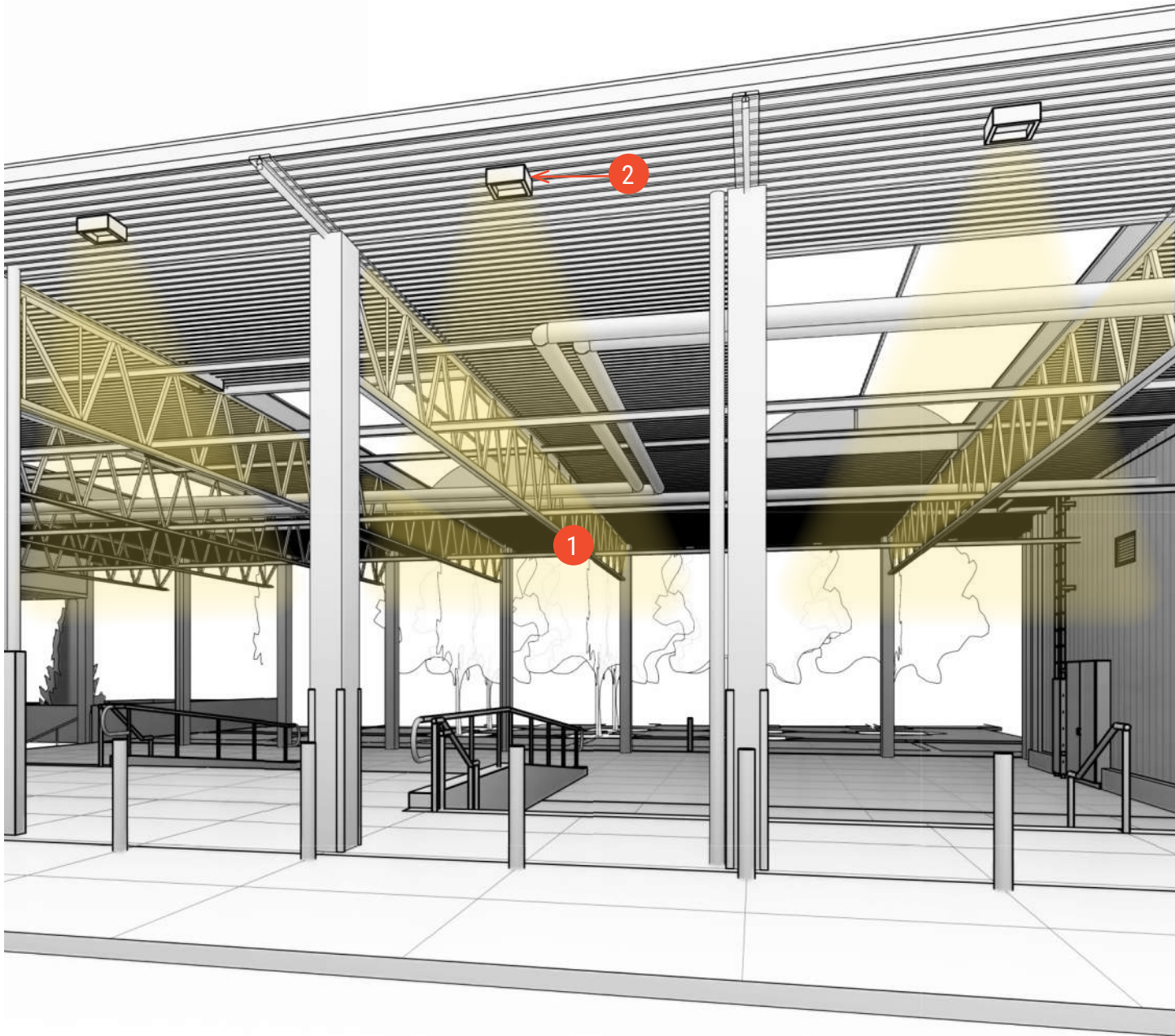
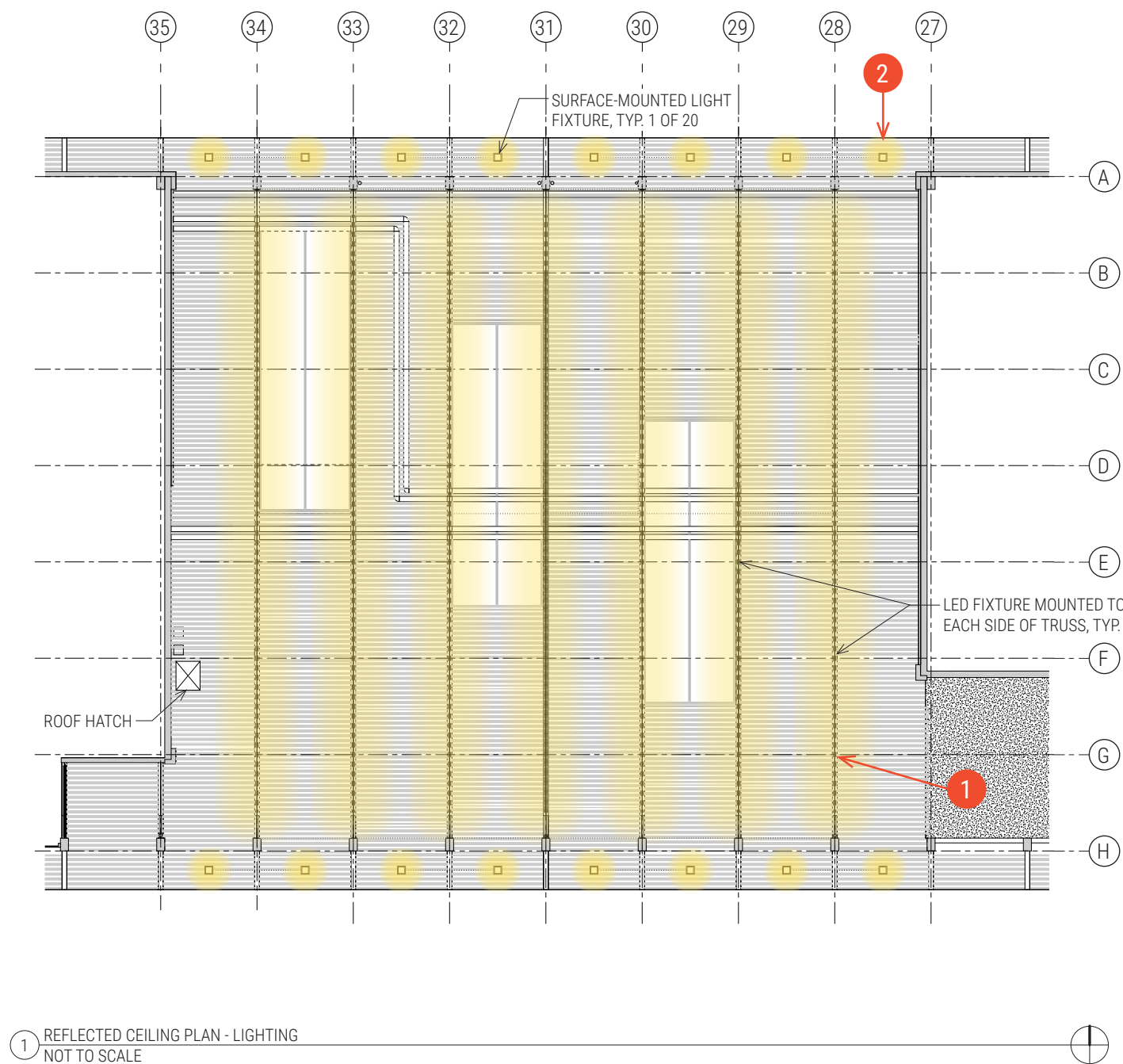
Style: Free standing on legs above pavement
Manufacturer: Hoffman
Product: 2 door, Type 12, 72"H x 60"W x 18"D
Mount: Floor mount, 12" floor stands
Material: 12 or 14 gauge Type 304 stainless steel
Finish: Panels smooth #4 brushed finished



Manufacturer: Iron Age Designs
Model for grates at stairs: Regular Joe Heal Proof - 5" width
Model for grates at ramp and courtyard: Que Heel Proof - 5" width
Material: Cast Aluminum



SECTION 4 | LIGHTING





Luminii
Kendo M Wet
Energy: 4.4W / ft
Finish: White
LED: RGB color changing + tunable white, Dimmable
Dimensions: .0.7" H, 0.73" W 48" L



WAC Lighting
Rubix, model FM-W2510
Energy: 30W
Finish: Graphite
LED: Color temp 3,000K, Dimmable
Dimensions: 4" H, 10" W 10" L